

## JFK Road Construction to Meet Airport Growth Demands Through Year 2000

At Houston Intercontinental Airport the Houston Aviation Department is in the midst of rebuilding John F. Kennedy Boulevard from the intersection of Greens Road, north to the Will Clayton interchange.

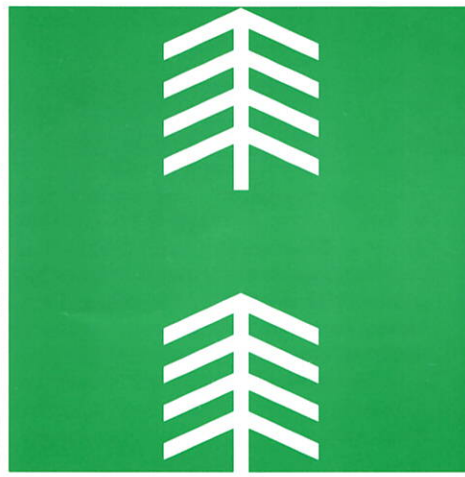
The \$16 million capital improvements project -- partially funded by a grant from the Federal Aviation Administration -- is part of the city's ongoing effort to meet future growth demands at the nation's 19th busiest airport over the next decade.

"The importance of vehicle access cannot be overlooked if airport growth is to be handled in a convenient manner," said City Aviation Director Paul B. Gaines.

An Estimated 44,000 vehicles per day use JFK for access to Intercontinental. Approximately 15,000 employees work at the airport.

The road improvements are included in IAH's master plan -- updated in 1983 -- in anticipation of an increase in passenger volume.

According to a 1989 FAA Aviation Forecast, passenger traffic at the Intercontinental, Hobby and Ellington will surpass 30 million annually by the year 2000. Last year, almost 26 million people flew out of Houston airports. Figures compiled by the Department of Aviation Planning Division, predicts Intercontinental's domestic scheduled air service will exceed 20 million passengers per year by the end of the century.

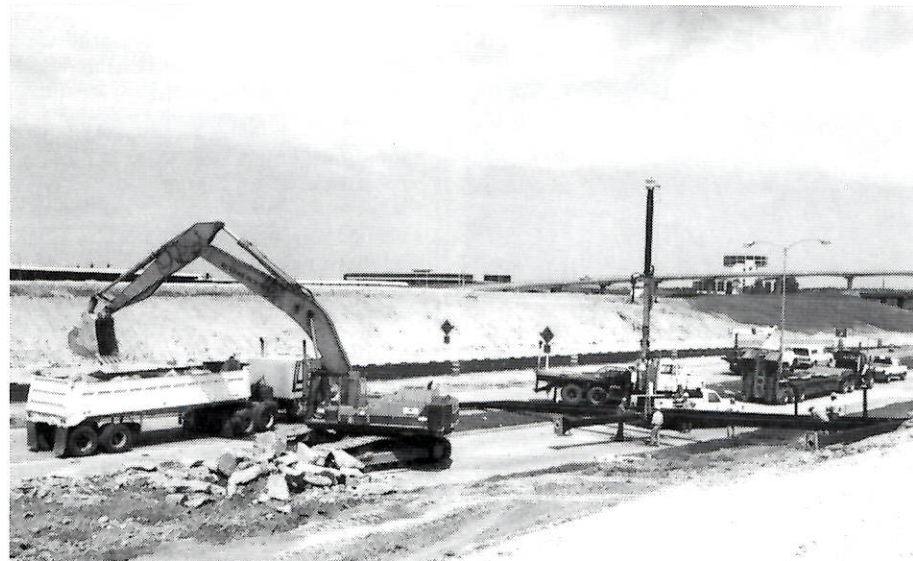


The North  
Houston  
Association

*Spring 1992*

The reconstruction of JFK will be completed in six phases and will involve a number of improvements. The north and south bound lanes will close alternately in the late part of the summer, and traffic will be diverted to the service roads as the main lanes are rebuilt and overpasses are put in. An overlay of concrete six inches thick will cover areas of aging pavement constructed in 1968, and the curve near the Will Clayton interchange will be straightened. Additionally, the entrance to the economy parking lot at Greens Road will be reconfigured with a new entrance and exit on the north side.

All cross-overs on JFK, except one, will be eliminated with an underpass constructed midway between Greens Road and the terminal area and an elevated U-turn on the north end.



Department of Aviation construction along JFK Boulevard

"Traffic entering airport property on JFK Boulevard will be able to go straight to the terminals without having to worry about crossing traffic," said Reza Nabizadeh, construction manager.

When the rehabilitation is completed in June, 1993 -- JFK will resemble a freeway -- with ingresses, egresses and one-way service roads. Nabizadeh says all the changes will result in a safer, more efficient flow of traffic at the airport.

With construction already in the third phase, traffic has barely been affected. Vehicles are required to drop speed from 50 mph to 25 mph through two temporary detours, but overall traffic has not been impeded and airport officials say travelers need not worry about missing their planes because of the construction.

## Airport Corridor Beautification Project

by Michael Richmond, Chairman of the Board, North Houston Association

One of the key goals of Mayor Bob Lanier's administration is to beautify the city. To accomplish this, Elyse Lanier has assumed the role of Chairperson of the Houston Beautiful Campaign.

One of the first areas targeted for beautification are the entries to Houston Intercontinental Airport. This is particularly appropriate since our great city will be host to the Urban Land Institute meeting in May, the National Conference of Mayors in June, and the Republican National Convention in August. These are all high profile meetings and many prominent people will obtain their first impression of Houston when they arrive at the airport and drive to their hotel accommodations.

With Elyse's support, the Aviation Department and the North Houston Association are joining together to try to make a visual impact on these special guests. The Aviation Department is diligently working to landscape key areas of the airport, including the important Greens Road/JFK Boulevard intersection. Several property owners are also joining in. However, we need your financial help to, at a minimum, improve the southern portion of the median of this intersection. We estimate it will cost \$40,000. Friendswood Development Company and the Woodlands Corporation have kicked off the fund raising efforts by contributing \$5,000 each, plus additional in-kind services. Please help us in this important project and thank you in advance for your support.

# Markborough Texas Inc.

## MARKBOROUGH IS MAJOR PLAYER IN NORTH HOUSTON, NORTH AMERICA

In Houston, Markborough Texas, Inc. is best known as the developer of New Territory, the thriving 3,100-acre community in Fort Bend County. Markborough is also a major player in the north Houston area, with projects including Northchase, Hardy Plaza and Shannon Forest.

### Northchase residential going strong

Markborough's Northchase community, located at FM 1960 and Veterans Memorial, is a hub of residential construction activity. Home builders active in Northchase's three neighborhoods include Ashton Woods Homes, Deerwood Homes, Meridian Homes, Royce Homes and Ryland Homes. With "value prices" from the \$80,000s to \$130,000s, Northchase is attracting many first-time home buyers and transferees.

The new wave of development in Northchase began last summer, with the grand opening of eight model homes. A total of 149 new homes were sold during the second half of 1991, and sales projections for 1992 are substantially higher. Northchase will include a total of 1,000 single-family homes when it is completed in the near future.

The residential base is complemented by a well-established commercial enclave, Northchase Park, located in one of the most conscientiously preserved wooded areas along FM 1960.

With 65 acres remaining for development, Northchase Park offers an ideal location for office, retail, multi-family and other commercial users.

### Hardy Plaza has strategic toll road location

The thriving Hardy Toll Road--a strategic, uncongested link between downtown, Houston Intercontinental Airport and other major destinations--provides Markborough's Hardy Plaza development with a prime location in the heart of Houston's next major growth corridor. With its frontage along the Hardy Toll Road at Richey, Hardy Plaza offers convenient access and high visibility in a wooded, landscaped environment.

Approximately 35 acres are available in Hardy Plaza, which has a wooded environment with manicured boulevards and common areas.

### Wooded Shannon Forest nearing sellout

Markborough's wooded Shannon Forest community along Stuebner-Airline, just north of Louetta, could be called one of north Houston's best-kept secrets--if not

for the fact that the intimate enclave is booming with new-home construction. Renaissance Homes has built in Shannon Forest since 1989, and this spring, Markborough added Fieldstone Homes and Concord Building Company. Only a handful of home sites are left in Shannon Forest, which will be completed this summer.

### Markborough has \$2.3 billion in assets

Markborough Texas, Inc. is part of the international Markborough family of development companies. Markborough Properties Inc., the parent company, has \$2.3 billion in assets. It commenced operations in 1965, and carries on business in the United States, Canada and the United Kingdom.

Markborough owns or has an interest in 65 completed income properties comprising 16.8 million square feet of leasable area in shopping centers, office buildings and industrial properties. Markborough has land holdings of over 10,000 acres. Markborough is listed on the Toronto and Montreal stock exchanges.

## Education Forum - great success

On February 18, 1992, the North Houston Association Education Committee hosted the 1st Annual Forum on Public Education.

Mr. Lynn Moak and Mr. David Thompson addressed the topic of "The Texas School Finance System: Who Gets What and Why Do They Get It?". Dr. Michael Say and Mr. Robert Eissler discussed "Educational Reform: Is It Really Different This Time?". Dr. Darvin Winick and Dr. Richard Griffin addressed "School Business Collaborations: Who's Doing What and What Seems To Work?".

The Forum was attended by business leaders from the area and representatives from Aldine, Conroe, Humble, Klein and Tomball Independent School Districts. Representatives from the North Harris Montgomery Community College District and the University of Houston acted as facilitators for the roundtable dinner discussions.

The purpose of the Forum and the roundtable discussions was to identify the critical action items that communities of the North Houston area need to achieve regarding public education.

***"Funding and reform need to be looked at as a long term investment"***

One group noted, "Public School funding and reform need to be looked at as a long term investment rather than a two year legislative cycle".

Another group noted the need for vocational programs that are effective and meet the needs of local business and industry.

In addition, "We need to increase public awareness of the need for business / education / community partnerships. The objective would be to produce a responsible, quality individual that is able to reach their full potential".

The North Houston Association Education Committee, using action items formulated at the Forum, must determine ways in which to become a catalyst to the change essential to creating a quality educational and career enhancing environment that meets the demands of the community.

Education Committee members: David Gottlieb, Tom Masterson, Sandy Frieden, John Pickelman, Dan Hauser, Rex Carr, David Feldman, Lynn Moak, Nellie Thorogood, Kenne Turner, Ray Laughter, Jim Trammell, Richard Griffin, Michael Say, Gordon Anderson and Irma Nate.

## Outlook Positive - North Houston Business Economy

The North Houston Association's Image Committee, chaired by Dan Daniels, sponsored a "Business Update and Economic Forecast": on January 21st. Key players in North Houston's economic future painted an encouraging picture.

A panel comprised of Paul Gaines, Director of Aviation, Roger Galatas, President of The Woodlands Corporation, John Walsh, President, Friendswood Development Company, Mike Inselmann, President, American Metro/Study Corporation, Dr. John Pickelman, Chancellor, North Harris Montgomery Community College District and Mr. E. D. Wulfe, President, Wulfe & Co. addressed future growth in the areas of real estate, business, aviation and education.

The panel, moderated by Mr. Jim Kollaer, President and CEO, Greater Houston Partnership was formally interviewed by local, national, and international business writers.

The purpose of the Update was to gain insight into the future economic development in North Houston as well as to establish North Houston as a local, national and international competitor.

On the retail front, the "big boys" are able to continue development using their own finances, says E.D. Wulfe. But "mom and pop" stores are finding it difficult to get loans.

***"The pro-business attitude and work ethic of North Houston have been instrumental in recruiting east coast companies"***

**- John Walsh**

"The North region is blessed with executive-level housing," noted Mike Inselmann. "When the boss buys his home he will bring everybody with him." North Houston should hold its own in job growth, said Inselmann.

The north Houston area will survive the "national credit crunch" created by the fallen savings-and-loan industry, the business leaders predicted.

Paul Gaines noted about Continental Airlines, "We are all very committed to our home town airline to see that they get back on their feet". Continental Airlines may be down, but it is not out, and that is good news for the North Houston and North Harris County economy.

"The pro-business attitude and work ethic of North Houston have been instrumental in recruiting east coast companies," said John Walsh.

The panel said that the economic outlook appears bright for North Houston and the city as a whole.

Events of this nature are important to Houston and North Houston's economic development as was evidenced by attendance of approximately 300 business and community leaders. A special thanks goes to the sponsors that made this event possible: Champion Realty Corporation, Friendswood Development Company, Markborough Texas Inc., Wilma Southwest, Inc., and The Woodlands Corporation.

## Committee Activities

### Crime Prevention

The newly established Crime Prevention Committee, chaired by Tom Wussow, has recently outlined the preliminary goals and objectives for the committee. In an effort to boost community awareness and involvement, the committee will hold educational workshops for the members and area Chambers, establish an agency referral list, coordinate and encourage programs of area Chambers, Independent School Districts and Community groups, promote positive perception of the area, and create a law enforcement directory.

### Environment

1992 promises to be more active than the previous year for the Environment Committee. Issues such as air quality regulations, wetlands regulations and the final NPDES storm-water permitting rules will reach milestones this year and require

the close attention of the committee. Committee goals for 1992 are associated with planned improvements to Cypress Creek, additional potable water services for North Houston, addressing wetlands on a regional basis, non-point source pollution of the Lake Houston watershed, identifying sources of funding for parks, and an informative seminar on air quality regulations. In addition, the committee will continue to press the City and County to adopt standard storm-water control measures acceptable to the EPA.

### Government Relations

The goal of the Government Relations Committee for 1992 is to stay abreast of City, County, and State actions and proposed regulations that affect our industry. It plans to have continued input into as many legislative (local and state) actions as practical, and to capitalize on numerous opportunities to have a positive impact on issues such as zoning, trucking rate reform, and the like.

The Committee's strategy is to take an aggressive role in the passage of

state legislation, city ordinances, and county actions that will improve business positions without jeopardizing the ever important quality of life issues.

The Committee plans to continue to bring to our membership leading elected and appointed officials from all levels of government that are involved with our segment of the business community.

### Transportation

The Transportation Committee strives to ensure that mobility in North Houston will continue to be expanded and improved to accommodate the needs of a growing community of vast economic development and residential interest. The Committee has become active in the Texas High Speed Rail project, signage control and the commuter rail issue. In addition, the Committee has been working with state, county and local governmental agencies to promote cooperation and coordination of landscaping projects in North Houston.

## In Brief

### new Board members

• We would like to welcome three newly appointed members of the Board of Directors: Mr. David Daleiden, Director of Market Research, Weingarten Realty Management Company; Mr. Jim Edmonds, Chairman of the Board, Memorial Hospital - The Woodlands; Mr. Kenneth Klopp, Vice President of Marketing, Markborough Texas Inc.

### special thanks

• The Association would like to thank Mr. Tom Masterson, Masterson Moreland Sauer Whisman, Inc., and Mr. Dick Stromatt, Wilma Southwest Inc., who have recently resigned, for their years of service on the North Houston Association's Board of Directors

### METRO reception

• On March 16, 1992 the Association hosted a reception in honor of the Metro Board of Directors. Special thanks to the sponsors of this event.

### fact book and land use map

• The Research Committee, chaired by David Daleiden, recently started the process of updating the Fact Book and Land Use Map. Please call the Association for further information.

### annual report

• In August 1992, the Association will distribute its 10th Anniversary Annual Report.

### TIP

• The Transportation Committee, chaired by David Hightower, is currently working on the updated Transportation Improvement Plan.

### association move

• In January of this year the Association moved its office. The new address is 16825 Northchase, Suite 560, Houston, Texas 77060. (713) 875-0660 Fax (713) 875-0663.

## Event Schedule

**April 23, 1992** - City of Houston Chief of Police, Sam Nuchia and Harris County District Attorney, John Holmes - 11:30 a.m. at the Marriott Greenspoint Hotel.

**May** General Membership Luncheon. Date and speaker to be announced.

**June 18, 1992** - Texas Department of Transportation Commissioner David E. Bernsen - 11:30 at the Marriott Greenspoint Hotel.

## NORTH HOUSTON ASSOCIATION

Michael H. Richmond, Chairman  
The Woodlands Corporation  
Connie G. Elston, Executive Director  
North Houston Association

### BOARD OF DIRECTORS

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Thomas R. Wussow, Friendswood Development Company

### STANDING COMMITTEES/CHAIRMEN

Aviation: Jim Royer, Turner Collie & Braden  
Crime Prevention: Tom Wussow, Friendswood Development Company  
Education: David Gottlieb, The Woodlands Corporation  
Environment: Gary Montgomery, Espey, Huston & Associates  
Government Affairs: Jim Box, The Mischer Corporation  
Image: Dan Daniels, Champion Realty Corporation  
Research: David Daleiden, Weingarten Realty Investors  
Transportation: David Hightower, Wolff Companies

### MEMBERS

#### Corporations:

Anandarko Petroleum Corporation  
CCA-Southwest  
Compaq Computer Corporation  
W. J. Farrell, Consultant  
Gulf States Utilities Company  
Houston Lighting & Power Company  
Mobil Exploration & Producing U.S., Inc.  
Star Enterprise  
Vazquez Environmental Services, Inc.

#### Education:

North Harris County College  
University of Houston North Houston Institute

#### Engineers/Architects:

Bernard Johnson Inc.  
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Dannenbaum Engineering Corporation  
Espey, Huston & Associates  
Howard Needles Tammen & Bergendoff  
Jones & Carter, Inc.  
Kirksey - Meyers Architects  
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First Interstate Bank of Texas  
Klein Bank  
Nations Bank  
Masterson Moreland Sauer Whisman, Inc.  
Rauscher Pierce Refsnes, Inc.  
Stewart Title Company of Montgomery County

#### Hotels:

Wyndham Hotel-Greenspoint

#### Law:

Fulbright & Jaworski  
Schwartz, Page & Harding  
Sewell & Riggs  
Smith, Murdaugh, Little & Crawford  
Vinson & Elkins

#### Medical:

Houston Northwest Medical Center  
Memorial Hospital - The Woodlands

#### Public Accountants:

Arthur Anderson & Co.  
Patrick Kopplin, CPA

#### Real Estate/Development:

Champion Realty Corporation  
The Darcy Land Company  
Friendswood Development Company  
Gateway I & II Buildings  
Hendricks Interests  
Henry S. Miller Company, Realtors  
Homart Development Company  
Hydrocarbon Trading and Transport Co., Inc.  
JMB Property Management Company  
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Metropolitan Life Insurance Company  
The Mischer Corporation  
Paragon Group, Inc.  
Vista Property Inc.  
Weekly Properties  
Weingarten Realty Investors  
Wolff Companies  
The Woodlands Corporation  
Wulfe & Co.

#### Research:

CDS Research, Inc.

## 1992 New Members

**Memorial Hospital - The Woodlands** is a 96-bed, not-for-profit medical/surgical facility that has been open since 1985. Situated in The Woodlands community north of Houston, Memorial Hospital - The Woodlands primarily serves the residents of North Harris and South Montgomery counties and has a staff that includes 80 physicians (of which more than 80 percent are board certified) and 200 employees.

**Sewell & Riggs**, a Professional Corporation, is a full service law firm which has been serving Houston and the surrounding community for over 70 years. The firm is nationally recognized as bond counsel and represents municipalities, municipal utility districts and special districts in the Greater Houston area. The firm also represents numerous lenders and real estate developers throughout the state.

North Houston Association, 16825 Northchase, Suite 560, Houston, Texas 77060 Staff: Connie G. Elston, Executive Director; Julie L. Manson, Projects Director; Jo Ann Handley, Receptionist. Telephone: (713) 875-0660.